096.0	0006	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	813,100 / 813,100
					USE VALUE:	813,100 / 813,100
					ASSESSED:	813,100 / 813,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		HARTFORD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VOLPE ANNE			
Owner 2:				
Owner 3:				
Street 1:	5 HARTFORD RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:	Own Occ:	Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	BOUJOULIAN ANNE -
Owner 2:	-
Street 1:	5 HARTFORD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,639 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1933, having primarily Wood Shingle Exterior and 1982 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8639.000	337,700		475,400	813,100
Total Card	0.198	337,700		475,400	813,100
Total Parcel	0.198	337,700		475,400	813,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 410.24 | /Parcel: 410.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	63148
GIS Ref	
GIS Ref	
Insp Date	06/04/09

!7890!

PREVIOUS ASSESSMENT

Parcel ID: 096.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	337,800	0	8,639.	475,400	813,200	813,200	Year End Roll	12/18/2019
2019	101	FV	267,900	0	8,639.	475,400	743,300	743,300	Year End Roll	1/3/2019
2018	101	FV	267,900	0	8,639.	407,500	675,400	675,400	Year End Roll	12/20/2017
2017	101	FV	267,900	0	8,639.	380,300	648,200	648,200	Year End Roll	1/3/2017
2016	101	FV	267,900	0	8,639.	326,000	593,900	593,900	Year End	1/4/2016
2015	101	FV	251,200	0	8,639.	292,000	543,200	543,200	Year End Roll	12/11/2014
2014	101	FV	251,200	0	8,639.	270,300	521,500	521,500	Year End Roll	12/16/2013
2013	101	FV	251,200	0	8,639.	257,700	508,900	508,900		12/13/2012

PRINT

Date	Time
12/10/20	22:29:29

LAST REV

Date	Time
03/10/20	09:53:12
danam	
7890	

USER DEFINED

Prior Id # 1:	63148
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOUJOULIAN ANNE	70706-432		3/7/2018	Convenience	1	No	No		CHANGED HER NAME BACK TO HER MAIDEN NAME.
BOUJOULIAN JOHN	31321-528		4/19/2000	Family	1	No	No		
	13172-111		4/1/1977		55,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/5/2019	1970	Add Bath	15,000	C				
5/12/2015	480	Re-Roof	8,800					

ACTIVITY INFORMATION

Date	Result	By	Name
6/2/2015	Permit Insp	PC	PHIL C
6/4/2009	Measured	189	PATRIOT
11/8/1999	Mailer Sent		
10/15/1999	Measured	256	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8639		Sq. Ft.	Site		0	70.	0.79	4									475,421						475,400	

Total AC/HA:	0.19832	Total SF/SM:	8639	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	475,421	Spl Credit		Total:	475,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.14481616
Const Adj.:	0.98990101
Adj $ / SQ:	118.992
Other Features:	80500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	414897
Depreciation:	77171
Depreciated Total:	337727

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

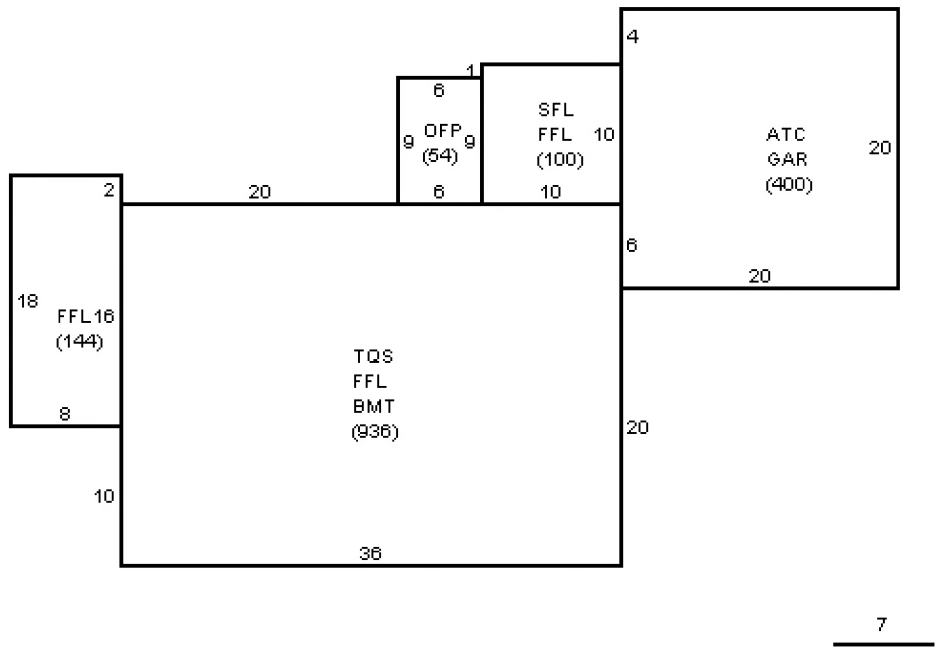
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	130.89
Special Features:	0	Val/Su Net:	96.16
Final Total:	337700	Val/Su SzAd	159.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,180	118.990	140,410
BMT	Basement	936	35.700	33,413
TQS	3/4 Story	702	118.990	83,532
GAR	Garage	400	21.040	8,414
ATC	Attic	140	118.990	16,659
SFL	Second Floor	100	118.990	11,899
OFP	Open Porch	54	43.560	2,352
	Net Sketched Area:	3,512	Total:	296,679
Size Ad	2122	Gross Are	4006	FinArea 1982

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

096.0-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	